



COLUMBIA COUNTY SHERIFF'S OFFICE

Brian E. Pixley, Sheriff

State of Oregon
County of Columbia

Court Case #: 20CV09904

NOTICE OF SHERIFF'S SALE (Real Property)

On October 26, 2022, at the hour of 10:00 a.m. at the Columbia County Sheriff's Office front lobby, 901 Port Avenue, Saint Helens, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Columbia County Sheriff's Office, subject to redemption, all of the defendant's interest in the following described real property:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF A COUNTY ROAD, FORMERLY COLUMBIA RIVER HIGHWAY, THAT IS SOUTH 1°56' WEST 804.6 FEET FROM THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, WHICH POINT IS ALSO THE NORTHEAST CORNER OF TRACT DESCRIBED IN DEED TO REINO W JURVAKAINEN, ET UX, RECORDED IN BOOK 126, PAGE 511, DEED RECORDS OF COLUMBIA COUNTY, OREGON; RUNNING THENCE NORTHWESTERLY, ALONG THE WEST RIGHT OF WAY LINE OF SAID ROAD A DISTANCE OF 80.5 FEET, MORE OF LESS, TO THE SOUTHEAST CORNER OF TRACT OF LAND DESCRIBED IN DEED TO JOHN O. DIXON, ET UX, RECORDED IN BOOK 126, PAGE 542 DEED RECORDS OF COLUMBIA COUNTY, OREGON, THENCE SOUTH 74°30' WEST 87.6 FEET TO THE SOUTHWEST CORNER OF SAID DIXON TRACT, THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE NORTHWEST CORNER OF SAID REINO W JURVAKAINEN TRACT, THENCE NORTH 58°42' EAST ALONG THE NORTH LINE OF SAID REINO W JURVAKAINEN TRACT A DISTANCE OF 80.0 FEET TO THE POINT OF BEGINNING

The property is commonly known as: 19362 Beaver Falls Road
Clatskanie, OR 97016

Said sale is made pursuant to a Writ of Execution dated August 1, 2022, issued out of the Circuit Court of the State of Oregon for the County of Columbia where CIS FINANCIAL SERVICES, INC. is plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF ALAN J. VAN ARSDELL; ATHENA VAN ARSDELL, OCCUPANTS OF THE PROPERTY, is defendant.

NOTICE TO DEBTOR, READ THIS SECTION CAREFULLY

You should be careful about offers to sell rights to surplus funds. You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950(4). If you transfer or sell your right to redemption, you might not have the right to surplus funds.

PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

Before bidding at the sale, a prospective bidder should independently investigate:

- (a) The priority of the lien or interest of the judgment creditor;
- (b) Land use laws and regulations applicable to the property;
- (c) Approved uses for the property;
- (d) Limits on farming or forest practices on the property;
- (e) Rights of neighboring property owners; and
- (f) Environmental laws and regulations that affect the property.

Conditions of Sale: All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a bidder. Individuals without proof of sufficient funds, or that have not qualified before the start of the auction, will not be allowed to participate. Only U.S. currency and/or cashier's checks made payable to Columbia County Sheriff will be accepted. Payment must be made in full immediately upon conclusion of the sale. Only the judgment creditor who obtained the writ may credit bid up to the Writ amount plus allowable costs. The judgment creditor must have cash in hand for any difference above the amount of the Writ and allowable costs.

Brian E. Pixley, Sheriff
Columbia County, Oregon

By: Rhonda Boyd, Support Services Clerk
Sheriff's case# 29057

Publications:

OSSA Internet Website: www.oregonsheriffs.org

The Columbia County Spotlight: 09/16/22 – 10/07/22